

12 June 2023

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Angela

Mayfield Phase 1, Plot M – The Republic - Application for the Variation of Conditions 2, 3a, 4a, 4b, 4c, 4d, 5, 6, 7, 8, 10, 13, 14, 17, 23, 30, 34, 36 and 38 (as amended by 134907/NMC/2022 and 135956/NMC/2023) attached to Planning Permission Reference Ref: 125248/FO/2019 - S.73 Variation of Condition

Please find enclosed an application for the variation of Conditions 2, 3a, 4a, 4b, 4c, 4d, 5, 6, 7, 8, 10, 13, 14, 17, 23, 30, 34, 36 and 38 attached to 125248/FO/2019 (as amended) relating to Plot M (The Republic) within Phase 1 of the Mayfield development in Manchester City Centre. The applicant is Mayfield Republic Ltd.

On this basis, the description of development on the Application Form is as follows:

“Variation of Conditions 2, 3a, 4a, 4b, 4c, 4d, 5, 6, 7, 8, 10, 13, 14, 17,, 23, 30, 34, 36, 38 (as amended by 134907/NMC/2022 and 135956/NMC/2023) to reflect design development to 125248/FO/2019, approving the following development: Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class E) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /F1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works”

Planning Background

Mayfield is a developing regeneration area within Manchester City Centre that seeks to act as a catalyst for increased economic activity in this part of the city centre and provide a significant outdoor public amenity space in the form of a new park, as set out in the Mayfield Strategic Regeneration Framework (endorsed 2018).

Construction commenced on site in March 2021, comprising the enabling works for the development, which constitutes removal of onsite structures, reprofiling of the site, works to the River Medlock, infrastructure delivery and remediation works. The Mayfield Park was completed in September 2022.

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Since this time, design development has taken place to the building plots to reflect the evolved standards following submission in 2019, namely delivering best in class working conditions in an office environment and improving the sustainability credentials of the development.

Proposed Amendments

The design changes from the original proposed scheme, as set out in the updated and enclosed planning drawings and documents, are summarised as follows:

- Massing: alterations to the massing on the southern elevation of the building and adjustment to the terrace areas to align with a new structural grid solution, resulting in an uplift in floorspace from 31,887 sq. m. to 32,989 sq. m. (GEA; 1,108 sq. m. or 3.5% increase).
- External appearance and materiality: alterations to the façade appearance to increase the amount of solid façade materials and reduce glazing to control solar gain to minimise operational carbon, as well as a refinement of the façade materials to minimise embodied carbon associated with the construction of the building.
- Internal layout and entrances: the internal layout of the building has been adapted to create appropriately sized retail and commercial uses at ground floor and the lobby areas to the office floors above. The core and entrance locations to the building at ground level have been repositioned to suit this revised internal layout.

All changes have been discussed in detail with the relevant statutory consultees to ensure that they are appropriately considered in line with technical standards. A full breakdown of the proposed changes is set out in detail within the Planning Statement Addendum and Design and Access Statement submitted as part of this application.

Application Submission

To allow Manchester City Council to support the application for the variation of Conditions 2 3a, 4a, 4b, 4c, 4d, 5, 6, 7, 8, 10, 13, 14, 17, 23, 30, 34, 36 and 38 of Planning Permission Reference 125248/FO/2019 (as amended), the following documents have been submitted:

- Planning Statement Addendum (this Statement) and Appendices prepared by Deloitte Real Estate, with input from the other consultants as relevant;
- Approved and Proposed Drawings comprising plans, sections and elevations;
- Design and Access Statement Addendum prepared by Morris and Co.;
- Energy Statement prepared by WSP;
- Environmental Standards Statement prepared by WSP;
- Ventilation Strategy prepared by WSP;
- ES Statement of Conformity with prepared by Deloitte with technical appendices prepared by Buro Happold;
- Surface Water Drainage Statement, prepared by Civic Engineers; and

- Previously approved information under LPA Ref.: 125248/FO/2019 and approved as part of LPA ref.: CDN/22/0776.

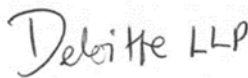
Appendix B in the Planning Statement Addendum sets out the proposed condition wording that is to form part of the decision notice issued subject to approval of this Application.

In addition to the supporting information set out in this letter, a S.73 Application Form has been submitted via the Planning Portal to formalise this Application (PP-12216739). Based on the information provided, these conditions merit variation by Manchester City Council.

A fee has been paid to Manchester City Council for £234, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We trust you will find this application in order, and we look forward to receiving written confirmation of its registration.

If you require any further details, please do not hesitate to contact myself or my colleague Michael Percival on 0161 455 6672 (mipercival@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP